



# San Bernardino County

## Land Use Services Department Planning Division

385 North Arrowhead Avenue, 1<sup>st</sup> Floor • San Bernardino, CA 92415

Phone Number (909) 387-8311 • Fax Number (909) 387-3223

### RECIRCULATED NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

**FROM:** San Bernardino County Land Use Services Department  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

**TO:** Responsible Agencies, Trustee Agencies, and Interested Parties

**DATE:** December 30, 2020 (Revised January 8, 2021)

**SUBJECT:** Recirculated Notice of Preparation of a Draft Environmental Impact Report for the Bloomington Business Park Specific Plan Project<sup>1</sup>

The County of San Bernardino ("County") will be the Lead Agency and will prepare a Draft Environmental Impact Report (EIR) for the proposed Bloomington Business Park Specific Plan Project ("Project") described below. We are interested in your agency's views as to the appropriate scope and content of the Draft EIR's environmental information pertaining to your agency's statutory responsibilities related to the project. We will need the name of a contact person for your agency. For interested individuals, we would like to be informed of environmental topics of interest to you regarding the project.

Because the County has already determined that an EIR is required for the proposed Project, and as permitted by State CEQA Guidelines Section 15060(d) (Preliminary Review), the County will not prepare an Initial Study for the Project. Further, the proposed Project, its location, and its potential environmental effects are summarized for this Notice of Preparation (NOP). A copy of an expanded NOP with figures is available on the County's website or upon request with the project planner as detailed below. The County welcomes public input during the NOP review period. The NOP has been recirculated to provide this notice in English and Spanish, and the public comment period has been extended accordingly as well as the addition of a Spanish-speaking virtual scoping meeting (detailed below).

**Project Title:** Bloomington Business Park Specific Plan Project

**Project Number:** PROJ-2020-00204

**Project Applicant:** Howard Industrial Partners

**Assessor's Parcel Number(s):**

Specific Plan Area:

- 0256-091-03, -04, -24, -23, -06, -07, -30, -29, -32, -33, -43, -44;
- 0256-101-56, -55, -32, -33, -34, -35, -45, -48, -49, -57, -58, -02, -03, -04, -05, -06, -07, -59, -60, -10, -11, -12, -35, -37, -38, -14, -15, -16, -17, -18, -19, -20;
- 0256-111-02, -03, -04, -05, -06, -07, -08, -09, -10, -11, -18, -19, -22, -23, -26, -27, -28, -29, -31, -32, -34, -37, -38, -39, -40, -41, -42, -43, -44, -45, -48, -49, -50, -51, -52, -53, -55, -56, -58, -59, -60, -61;
- 0256-241-01, -02, -03, -04, -05, -06, -07, -08, -09, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19;
- 0256-121-37, -38, -39, -40, -41, -42, -43, -44, -45, -46, -47, -48

Upzone Site:

- 0249-161-10, -11, -12, -13, -14, -15, -20, -21, -22, -23, -34, -35, -37, -38, -46, -47, -48, -49, -50, -51, -52, -53, -54

**Project Location:** The Specific Plan area and upzone site are in the unincorporated community of Bloomington, in southwestern area of the County's Valley Region. The Specific Plan area consists of approximately 213 acres generally bounded by Santa Ana Avenue to the north, Maple Avenue and Linden Avenue to the east, Jurupa Avenue to the south, and Alder Avenue to the west. The Specific Plan area is bisected by Locust Avenue. The Specific Plan area is primarily developed with a mix of large lot single-family residential and commercial uses and vacant parcels. The upzone site consists of approximately 24 acres bounded by San Bernardino Avenue to the south, Hawthorne Avenue

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Reference: Title 14, California Code of Regulations, California Environmental Quality Act (CEQA) Guidelines, Sections 15082(a), 15103, and 15375

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to the north, Locust Avenue to the west, and single-family residential uses to the east. The upzone site is currently developed with a mix of single-family residential uses and vacant parcels. See expanded NOP online for figures.

**Project Description:** The Project includes a Specific Plan, General Plan Amendment, Zoning Map Amendment, Site Plan Approvals, Tentative Parcel Maps, and Conditional Use Permits to allow development of an industrial business park providing for a land use mix of warehouse, manufacturing, office, and business park with limited support commercial over an estimated 20-year buildout. The approximately 213-acre Specific Plan is divided into two areas: initial development area (approximately 141 acres) and future development area (approximately 72 acres). The initial development area would allow for high-cube/manufacturing/warehouse/office space at a maximum development potential of approximately 3,070,983 square feet (SF) based on the proposed floor area ratio (FAR) of 0.5:1. The future development area would allow for the same land uses at a maximum development potential of approximately 156,816 SF based on a proposed FAR of 0.05:1. A maximum development potential of up to approximately 3,227,799 SF could be developed under the Specific Plan. The land use designation of the Specific Plan area would change from Very Low Density Residential (VLDR) and Low Density Residential (LDR) to Special Development (SD) and the zoning would change from RS-1-AA (Single Residential with 1-Acre Minimum Lot and Additional Agriculture Overlay) and RS-20M (Single Residential with 20,000 SF lot minimums) to SP (Specific Plan). See expanded NOP online for figures. Furthermore, the Project would change the land use designation of an existing residential site, referred to as the "upzone site," from Low Density Residential (LDR) to Medium Density Residential (MDR) and amend the zone from RS-20M (Single Residential with 20,000 SF Minimum Lot) to RM (Multiple Residential) to avoid an overall net loss of residential unit capacity in Bloomington from rezoning the Specific Plan area as pursuant to Senate Bill 330 (also known as the Housing Crisis Act of 2019). See expanded NOP online for figures.

**Environmental Issues:** An Initial Study has not been prepared for the Project as the County has determined that an EIR will clearly be required (State CEQA Guidelines Section 15063(a)). The following environmental topics will be analyzed within the forthcoming EIR: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

**Extended Public Review Period:** December 30, 2020, through February 8, 2020

**Responses and Comments:** Please send your responses and comments by Monday, February 8, 2021, to Aron Liang, Senior Planner at [Aron.Liang@lus.sbcounty.gov](mailto:Aron.Liang@lus.sbcounty.gov) or at the following address:

Aron Liang, Senior Planner  
County of San Bernardino Land Use Services Department – Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

**Notice of Scoping Meeting:**

The Project is considered a project of statewide, regional, or areawide significance, and, therefore, the County will conduct a scoping meeting for the Project pursuant to State CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR) for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the Draft EIR. Due to the ongoing pandemic and to slow the spread of COVID-19, the Project will have a virtual scoping meeting. Spanish translation services will be available at the virtual scoping meeting. The date and meeting details are as follows:

**Date:** Thursday, January 14, 2021  
**Time:** 6:00 PM (Pacific Standard Time)  
**Place:** The Zoom meeting link and call-in phone number will be made available on the County's website a minimum of 72 hours prior to the hearing, which can be accessed at <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>

**Document Availability: Notice of Preparation**

The expanded version of this NOP, which includes figures, can be viewed on the County's website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. Due to the Governor's Executive Order N-54-20, the NOP will not be available at a physical location. If unavailable on the website, you may obtain the document in electronic format by telephoning the Land Use Services Department at either (909) 387-4421, or by emailing the Senior Planner at [Aron.Liang@lus.sbcounty.gov](mailto:Aron.Liang@lus.sbcounty.gov). To request a PDF version of the document from the Land Use Services Department database, please reference the project number above. If you require additional information please contact Aron Liang, Senior Planner, at (909) 601-4672.